

ZB# 88-11

Peter Mule

21-4-17

#88-11- Mule; Peter

Helem.

Mar. 1875

Public Hearing;

June 13, 1988.

Notice to Submit

on 5/2/88 ✓

Collect fee: \$25.00

Area
Variance
Granted
6/13/88

General Receipt

9900

TOWN OF NEW WINDSOR

555 Union Avenue
New Windsor, N. Y. 12550

June 15 19 88

Received of

Peter Mule'

\$ 25. ⁰⁰/₁₀₀

Twenty-five and

100 DOLLARS

For

Young Board Application, Dec - #88-11

DISTRIBUTION:

FUND	CODE	AMOUNT
<u>Cash</u>		<u>25.00</u>

By

Pauline J. Townsend
ES

Town Clerk

Title

NEW WINDSOR ZONING BOARD OF APPEALS

-----X
In the Matter of the Application of

DECISION GRANTING
AREA VARIANCE

PETER MULE'

#88-11.
-----X

WHEREAS, PETER MULE', 174 Union Avenue, New Windsor, New York 12550, has made application before the Zoning Board of Appeals to allow an existing shed with insufficient sideyard and rearyard at residence located in an R-4 zone; and

WHEREAS, a public hearing was held on the 13th day of June, 1988 before the Zoning Board of Appeals at the Town Hall, New Windsor, New York; and

WHEREAS, Applicant appeared in behalf of himself; and

WHEREAS, the application was unopposed; and

WHEREAS, the Zoning Board of Appeals of the Town of New Windsor makes the following findings in this matter:

1. The notice of public hearing was duly sent to residents and businesses as prescribed by law and published in The Sentinel, also as required by law.

2. The evidence shows that applicant is seeking permission to allow an existing shed with insufficient sideyard and rearyard.

3. The evidence presented by Applicant substantiated the fact that due to the configuration of the rear of the property, which is angled sharply, that the rear yard is the only possible location for the existing shed.

4. The evidence shows that the applicant will encounter practical difficulty if the variance requested is not granted.

5. The requested variance will not result in substantial detriment to adjoining properties or change the character of the neighborhood which is residential in nature.

NOW, THEREFORE, BE IT

RESOLVED, that the Zoning Board of Appeals of the Town of New Windsor GRANT a 3 ft. 2 in. sideyard and 7 ft. rearyard variance as stated above in accordance with plans submitted to the Building Inspector and presented at the public hearing.

BE IT FURTHER,

RESOLVED, that the Secretary of the Zoning Board of Appeals of the Town of New Windsor transmit a copy of this decision to the Town Clerk, Town Planning Board and applicant.

Dated: June 27, 1988.

Chairman

TOWN OF NEW WINDSOR
ZONING BOARD OF APPEALS

APPLICATION FOR VARIANCE OR SPECIAL PERMIT

88-11

Date: 5/2/88

I. ✓ Applicant Information:

- (a) PETER MULE 174 UNION AV. NEW WINDSOR, NY 562-2612 PETER + MARIA
(Name, address and phone of Applicant) (Owner)
- (b) _____
(Name, address and phone of purchaser or lessee)
- (c) _____
(Name, address and phone of attorney)
- (d) _____
(Name, address and phone of broker)

II. Application type:

- ☐ Use Variance ☐ Sign Variance
- ☒ Area Variance ☐ Special Permit

III. ✓ Property Information:

- (a) R-9 174 UNION AV. NEW WINDSOR, NY 21-4-17
(Zone) (Address) (S B L) (Lot size)
- (b) What other zones lie within 500 ft.? N/A
- (c) Is a pending sale or lease subject to ZBA approval of this application? NO
- (d) When was property purchased by present owner? 1986
- (e) Has property been subdivided previously? NO When? _____
- (f) Has property been subject of variance or special permit previously? NO When? _____
- (g) Has an Order to Remedy Violation been issued against the property by the Zoning Inspector? YES
- (h) Is there any outside storage at the property now or is any proposed? Describe in detail: _____

IV. Use Variance: N/A

- (a) Use Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____, to allow:
(Describe proposal) _____

- (b) N/A. The legal standard for a "Use" variance is unnecessary hardship. Describe why you feel unnecessary hardship will result unless the use variance is granted. Also set forth any efforts you have made to alleviate the hardship other than this application.

V. Area variance: ✓

- (a) Area variance requested from New Windsor Zoning Local Law, Section 48-12, Table of Use/Bulk Regs., Col. F & G.

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd. <u>3 FT 2 IN</u>	<u>NONE</u>	<u>3 FT 2 IN</u>
Reqd. Rear Yd. <u>7 FT.</u>	<u>NONE</u>	<u>7 FT.</u>
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* %	%	%
Floor Area Ratio**		

* Residential Districts only

** Non-residential districts only

- (b) ✓ The legal standard for an "AREA" variance is practical difficulty. Describe why you feel practical difficulty will result unless the area variance is granted. Also, set forth any efforts you have made to alleviate the difficulty other than this application.

It would be a Flood Ship To move this shed because its on concrete piers and no logical place to put it.

VI. Sign Variance: N/A

- (a) Variance requested from New Windsor Zoning Local Law, Section _____, Table of _____ Regs., Col. _____.

	Requirements	Proposed or Available	Variance Request
Sign 1			
Sign 2			
Sign 3			
Sign 4			
Sign 5			
Total	_____ sq.ft.	_____ sq.ft.	_____ sq.ft.



1763

TOWN OF NEW WINDSOR

555 UNION AVENUE
NEW WINDSOR, NEW YORK

42

March 31, 1988

Mr. Peter Mule
174 Union Ave
New Windsor, NY 12550

Re: 21-4-17

Dear Mr. Mule:

According to our records, the attached list of property owners are within five hundred (500) feet of the above mentioned property.

The charge for this service is \$65.00, minus your deposit of \$25.00.

Please remit same to the Town Clerk, Town of New Windsor, NY.

Very truly yours,

Christian E. Jahrling
CHRISTIAN E. JAHRLING, CAO
SOLE ASSESSOR

CEJ/po
Attachments

St. Francis Church
145 Benkard Ave.
Newburgh, NY 12550

Janufka, Fred F. & Marian A.
158 Union Ave.
New Windsor, NY 12550

Travis, Ezra T. & Rose H.
160 Union Ave.
New Windsor, NY 12550

Callahan, Lewis L. &
Andrews, Jean Marie
164 Union Ave.
New Windsor, NY 12550

Stamm, Paul J. & Margaret M.
168 Union Ave.
New Windsor, NY 12550

Faitak, Frank Joseph & Mary J.
133 Cedar Ave.
New Windsor, NY 12550

Seymour, Lewis R. & Katherine P.
131 Cedar Ave.
New Windsor, NY 12550

Silvagni, James & Mary
129 Cedar Ave.
New Windsor, NY 12550

Taylor, Edward J. & Gervasia
127 Cedar Ave.
New Windsor, NY 12550

Ellingsen, Henry & Rosemary
125 Cedar Ave.
New Windsor, NY 12550

Jones, Douglas & Grace
123 Cedar Ave.
New Windsor, NY 12550

Marshall, Anthony & Rita
121 Cedar Ave.
New Windsor, NY 12550

Bearse Manufacturing Co.
3815 25 Cortland St.
Chicago, Ill

AEI Orange Realty Corp.
c/o APA Transport Corp.
2100 88th Street
North Bergen, NJ 07047

Tucker, Helen C.
13 Hickory Ave
New Windsor, NY 12550

Cocchia, Joseph & Drena
11 Hickory Ave.
New Windsor, NY 12550

Chivattoni, Anthony G. & Ann H.
9 Hickory Ave.
New Windsor, NY 12550 ✓

Kuzminski, Michael & Mary R.
5 Hickory Ave
New Windsor, NY 12550

Maher, Harry E. & Dorothy
122 Cedar Ave
New Windsor, NY 12550

Voellmann, Richard H. & Jeanette
124 Cedar Avenue
New Windsor, NY 12550 ✓

Cedar Ave. Assoc.
c/o John Lease ✓
360 Braodway
Newburgh, NY 12550

Pisani, Richard F. ✓
6 Woodlawn Ave.
New Windsor, NY 12550

Chivattoni, Robert A.
8 Woodlawn Ave.
New Windsor, NY 12550

Cotton, Carol &
Leary, Helen
12 Woodlawn Ave.
New Windsor, NY 12550

Anderson, Glenn & Kathy A.
16 Woodlawn Ave.
New Windsor, NY 12550

Steimle, Frank & Marie
14 Woodlawn Ave.
New Windsor, NY 12550

Hauser, William &
McGoey, Richard D.
45 Quassaick Ave.
New Windsor, NY 12550

Britney, James & Margaret
15 Woodlawn Ave.
New Windsor, NY 12550

Livingston, Samuel G Jr. & Charlotte L.
13 Woodlawn Ave.
New Windsor, NY 12550

Fasano, John J. Jr. & Frances L.
11 Woodlawn Ave.
New Windsor, NY 12550

Kogge, Russell G.
& McCutcheon, Marianne
9 Woodlawn Ave.
New Windsor, NY 12550

Armour, Robert J. & Evelyn M
7 Woodlawn Ave
New Windsor, NY 12550

Berg, David W. & Darlene P.
5 Woodlawn Ave.
New Windsor, NY 12550

Manuche, George J. Jr. &
Wright, Martha
One Lincoln Plaza
New York City, New York

DaMario, Carmine
61 Clancy Ave.
New Windsor, NY 12550

Thole, Marilyn
231 MacArthur Ave.
New Windsor, NY 12550

Lester, Ronald K. & Bonnie J.
233 MacArthur Ave.
New Windsor, NY 12550

Jaczko, John A. Jr.
186 Union Ave.
New Windsor, NY 12550

Grieco, Ernest
184 Union Ave.
New Windsor, NY 12550

Jacaruso, Marjorie
180 Union Ave.
New Windsor, NY 12550

Ferguson, Donald G. & Dolores
178 Union Ave.
New Windsor, NY 12550

The Newburgh Woodlawn
Cemetery Assoc.
c/o William Rumsey
Box 203
Newburgh, NY 12550

PUBLIC NOTICE OF HEARING BEFORE
ZONING BOARD OF APPEALS
TOWN OF NEW WINDSOR

PLEASE TAKE NOTICE that the Zoning Board of Appeals
of the TOWN OF NEW WINDSOR, New York will hold a
Public Hearing pursuant to Section 48-34A of the
Zoning Local Law on the following proposition:

Appeal No. 11

Request of Peter Mule'

for a VARIANCE of

the regulations of the Zoning Local Law to

permit placing of existing shed on

property with insufficient rear & sideyards;

being a VARIANCE of

Section 48-12 - Table of Use/Bulk Regs. - Cols. F & G.

for property situated as follows:

174 Union Avenue, New Windsor, Ny

12550

SAID HEARING will take place on the 13th day of
June, 1988, at the New Windsor Town Hall,
555 Union Avenue, New Windsor, N. Y. beginning at
7:30 o'clock P. M.

James Nugent.
Chairman

Prelim. P+T
Mar. 14th -
7:30

TOWN OF NEW WINDSOR
ORANGE COUNTY, N. Y.
OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. 87-136

Date 12/10, 1987

To Peter & Maria Mule

(adjacent to Manuche)

174 Union Ave

New Windsor, N.Y. 12550

PLEASE TAKE NOTICE that your application dated 12/10, 1987
for permit to Put Shed on Property
at the premises located at 174 Union Ave

is returned herewith and disapproved on the following grounds:

Need Side Yard VARIANCE - Have 6'8" Need 10Ft - Need 3'2"
Need Rear Yard VARIANCE - Have 3Ft Need 10Ft - Need 7Ft

Zone R-4

John J. Finnegan
Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		

OFFICE OF ZONING - BUILDING INSPECTOR

NOTICE OF DISAPPROVAL OF BUILDING PERMIT APPLICATION

File No. 87-136

Date 12/10, 1987

To Peter & MARIA Mule

(adjacent to Manuche)

174 Union Ave

New Windsor, N.Y. 12550

PLEASE TAKE NOTICE that your application dated 12/10, 1987

for permit to Put Shed on Property

at the premises located at 174 Union Ave

is returned herewith and disapproved on the following grounds:

Need Side Yard Variance - Have 6'8" Need 10 Ft - 3'2"

Need Rear Yard Variance - Have 3 Ft Need 10 Ft - Need 7 Ft

Zone R-4

John Finnegan
Building Inspector

Requirements	Proposed or Available	Variance Request
Min. Lot Area		
Min. Lot Width		
Reqd. Front Yd.		
Reqd. Side Yd. <u>10/10</u>	<u>6'8"</u>	<u>3'2"</u>
Reqd. Rear Yd. <u>10 ft</u>	<u>3 ft</u>	<u>7</u>
Reqd. Street Frontage*		
Max. Bldg. Hgt.		
Min. Floor Area*		
Dev. Coverage* %	%	%
Floor Area Ratio**		

* Residential Districts only
** Non-Residential Districts only

IMPORTANT

REQUIRED INSPECTIONS OF CONSTRUCTION - YOU MUST CALL FOR THESE

OTHER INSPECTIONS WILL BE MADE IN MOST CASES, BUT THOSE LISTED BELOW MUST BE MADE OR CERTIFICATE OF OCCUPANCY MAY BE WITHHELD. DO NOT MISTAKE AN UNSCHEDULED INSPECTION FOR ONE OF THOSE LISTED BELOW. UNLESS AN INSPECTION REPORT IS LEFT ON THE JOB INDICATING APPROVAL OF ONE OF THESE INSPECTIONS, IT HAS NOT BEEN APPROVED, AND IT IS IMPROPER TO CONTINUE BEYOND THAT POINT IN THE WORK. ANY DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS - 565-8807

- 1-WHEN EXCAVATING IS COMPLETE AND FOOTING FORMS ARE IN PLACE (BEFORE POURING).
- 2-FOUNDATION INSPECTION - CHECK HERE FOR WATERPROOFING AND FOOTING DRAINS.
- 3-INSPECT GRAVEL BASE UNDER CONCRETE FLOORS, AND UNDERSLAB PLUMBING.
- 4-WHEN FRAMING IS COMPLETED, AND BEFORE IT IS COVERED FROM INSIDE, AND PLUMBING ROUGH-IN.
- 5-INSULATION.
- 6-PLUMBING FINAL & FINAL. HAVE ON HAND ELECTRICAL INSPECTION DATA PER THE BOARD OF FIRE UNDERWRITERS, AND FINAL CERTIFIED PLOT PLAN. BUILDING IS TO BE COMPLETE AT THIS TIME.
- 7-DRIVEWAY INSPECTION MUST MEET APPROVAL OF TOWN HIGHWAY INSPECTOR.
- 8-\$20.00 CHARGE FOR ANY SITE THAT CALLS FOR THE SAME INSPECTION TWICE.
- 9-PERMIT NUMBER MUST BE CALLED IN WITH EACH INSPECTION.
- 10-THERE WILL BE NO INSPECTIONS UNLESS YELLOW PERMIT CARD IS POSTED.
- 11-SEWER PERMITS MUST BE OBTAINED ALONG WITH BUILDING PERMITS FOR NEW HOUSES.
- 12-SPETIC PERMIT MUST BE SUBMITTED WITH ENGINEER'S DRAWING & PERC TEST.
- 13-ROAD OPENING PERMITS MUST BE OBTAINED FROM TOWN CLERK'S OFFICE.

Name of Owner of Premises Peter + MARIA MULE

Address 174 Union Ave Phone 565 8043 5622612

Name of Architect

Address Phone

Name of Contractor

Address Phone

State whether applicant is owner, lessee, agent, architect, engineer or builder: Owner

If applicant is a corporation, signature of duly authorized officer.

(Name and title of corporate officer)

1. On what street is property located? On the Union Ave side of Cedar
(N. S. E. or W.) Ave
and 21 feet from the intersection of 4 Lot 17

2. Zone or use district in which premises are situated

3. Tax Map description of property: Section 21 Block 4 Lot 17

4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:

a. Existing use and occupancy b. Intended use and occupancy

5. Nature of work (check which applicable): New Building ☒ Addition ☐ Alteration ☐ Repair ☐ Removal ☐

Demolition ☐ Other ☐

SHED - SIZE 10' X 10'

70 110

512 120

WORK THAT IS DISAPPROVED WORK MUST BE REINSPECTED AFTER CORRECTION.

CALL ONE DAY AHEAD FOR ALL INSPECTIONS TO AVOID DELAYS -- 565-8807

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- 13-ROAD OPENING PERMITS MUST BE OBTAINED FROM TOWN CLERK'S OFFICE.

Name of Owner of Premises Peter + MARIA MULE
Address 174 Union Ave Phone 565 8043 5622612
Name of Architect _____
Address _____ Phone _____
Name of Contractor _____
Address _____ Phone _____
State whether applicant is owner, lessee, agent, architect, engineer or builder: Owner
If applicant is a corporation, signature of duly authorized officer: _____

(Name and title of corporate officer)

1. On what street is property located? On the _____ side of Union Ave
(N. S. E. or W.) Cedar
and _____ feet from the intersection of Ave
2. Zone or use district in which premises are situated _____
3. Tax Map description of property: Section 21 Block 4 Lot 17
4. State existing use and occupancy of premises and intended use and occupancy of proposed construction:
a. Existing use and occupancy _____ b. Intended use and occupancy _____
5. Nature of work (check which applicable): New Building ☒ Addition _____ Alteration _____ Repair _____ Removal _____
Demolition _____ Other _____ SHED - SIZE 10' X 10'
6. Size of lot: Front 70 Rear 110 Depth _____ Front Yard _____ Rear Yard _____ Side Yard 120
Is this a corner lot? No
7. Dimensions of entire new construction: Front 10 Rear 10 Depth 10 Height _____ Number of stories 1
8. If dwelling, number of dwelling units _____ Number of dwelling units on each floor _____
Number of bedrooms _____ Baths _____ Toilets _____
Heating Plant: Gas _____ Oil _____ Electric _____/Hot Air _____ Hot Water _____
If Garage, number of cars _____
9. If business, commercial or mixed occupancy, specify nature and extent of each type of use _____

10. Estimated cost 1300 Fee \$25.00
(to be paid on filing this application)

Costs for the work described in the Application for Building Permit include the cost of all the construction and other work done in connection therewith, exclusive of the cost of the land. If final cost shall exceed estimated cost, an additional fee may be required before the issuance of Certificate of Occupancy.

TOWN OF NEW WINDSOR, ORANGE COUNTY, N. Y.

Examined.....19.....
Approved.....19.....
Disapproved a/c.....
Permit No.

Office Of Building Inspector
Michael L. Babcock
Town Hall, 555 Union Avenue
New Windsor, New York 12550
Telephone 565-8807

Refer —
Planning Board.....
Highway.....
Sewer.....
Water.....
Zoning Board of Appeals

APPLICATION FOR BUILDING PERMIT
Pursuant to New York State Building Code and Town Ordinances

Date... *Dec*.....*12*.....19*87*...

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
- Plot plan showing location of lot and buildings on premises, relationship to adjoining premises or public streets or areas, and giving a detailed description of layout of property must be drawn on the diagram which is part of this application.
- This application must be accompanied by two complete sets of plans showing proposed construction and two complete sets of specifications. Plans and specifications shall describe the nature of the work to be performed, the materials and equipment to be used and installed and details of structural, mechanical and plumbing installations.
- The work covered by this application may not be commenced before the issuance of a Building Permit.
- Upon approval of this application, the Building Inspector will issue a Building Permit to the applicant together with approved set of plans and specifications. Such permit and approved plans and specifications shall be kept on the premises, available for inspection throughout the progress of the work.
- No building shall be occupied or used in whole or in part for any purpose whatever until a Certificate of Occupancy shall have been granted by the Building Inspector.

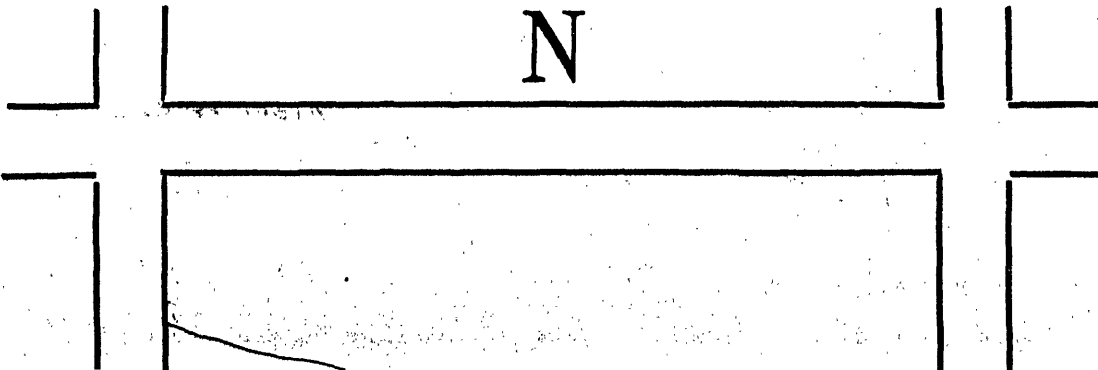
APPLICATION IS HEREBY MADE to the Building Inspector for the issuance of a Building Permit pursuant to the New York Building Construction Code Ordinances of the Town of New Windsor for the construction of buildings, additions or alterations, or for removal or demolition or use of property, as herein described. The applicant agrees to comply with all applicable laws, ordinances, regulations and certifies that he is the owner or agent of all that certain lot, piece or parcel of land and/or building described in this application and if not the owner, that he has been duly and properly authorized to make this application and to assume responsibility for the owner in connection with this application.

Geth. Mule
(Signature of Applicant)

174 Union Ave. New Windsor
(Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.
Applicant must indicate the building line or lines clearly and distinctly on the drawings.



Planning Board
Highway
Sewer
Water
Zoning Board of Appeals

Pursuant to New York State Building Code and Town Ordinances

Date... *Dec* ... *17* ... 19 *87*...

INSTRUCTIONS

- This application must be completely filled in by typewriter or in ink and submitted in duplicate to the Building Inspector.
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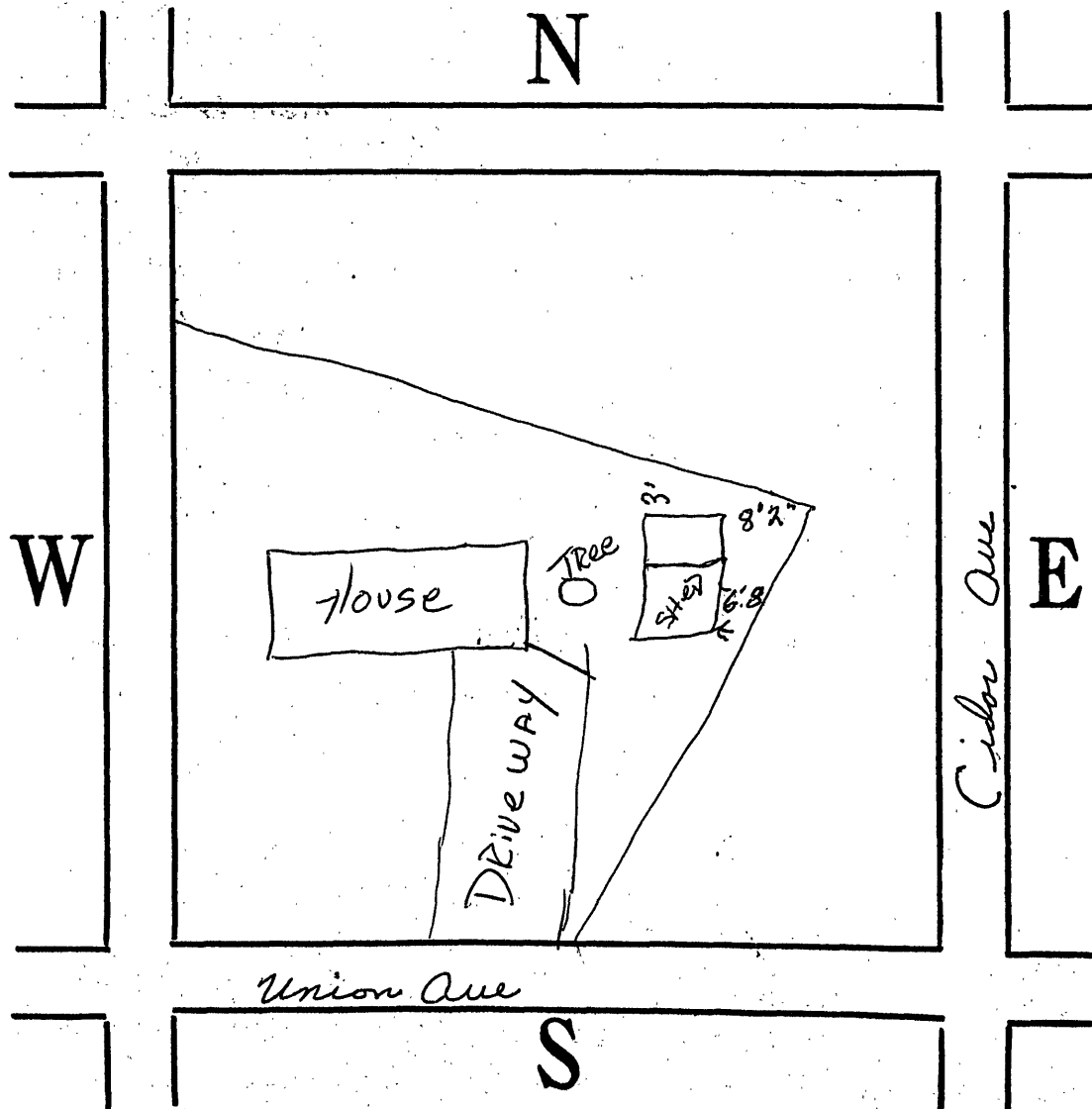
C. E. Mulo
(Signature of Applicant)

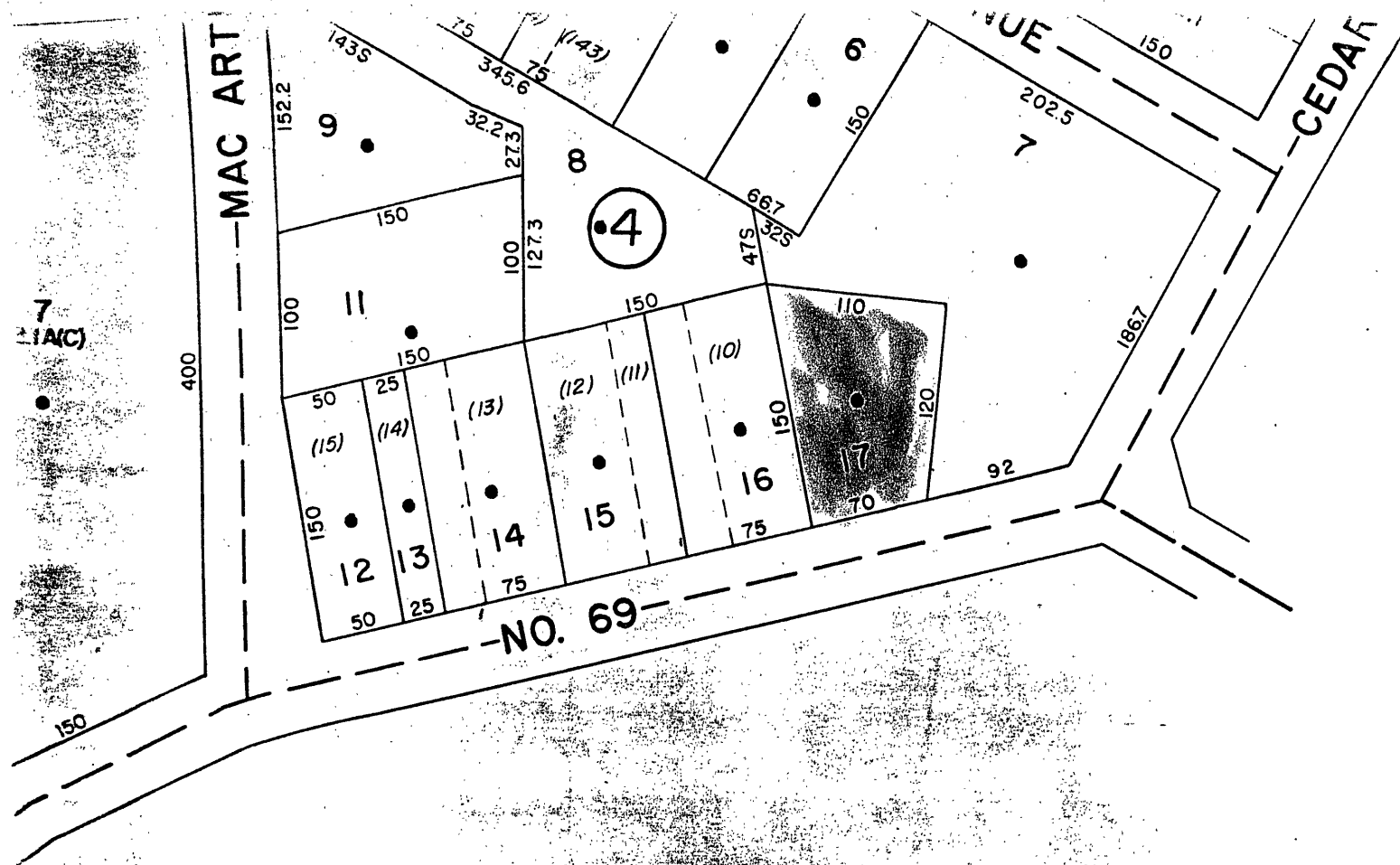
174 Union Ave New Windsor
(Address of Applicant)

PLOT PLAN

NOTE: Locate all buildings and indicate all set-back dimensions.

Applicant must indicate the building line or lines clearly and distinctly on the drawings.





SECTION 19

